

LEGAL DESCRIPTION

Real estate commonly known as:

157 Arbor Street, Niota, IL 62358

And legally described as:

A parcel of land in the County of Hancock, State of Illinois, lying in the Northeast Quarter and the Southeast Quarter of Section Ten (10), Township Seven(7) North, Range Eight (8) West of the Fourth Principal Meridian, being further described as follows:

BEGINNING at the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section Ten(10); thence South 88 degrees 48 minutes 25 seconds East (bearing assumed for the purpose of this description) along the Southerly boundary of that certain parcel described in Deed recorded in Book 122 of Deeds, page 607, a distance of 83 feet; thence North 01 degree 11 minutes 35 seconds East, 198.68 feet to the Southerly boundary of that certain 6.12 acre parcel of land described in Deed dated December 14, 1946, to M.L. Jones; thence along a curve to the left having a radius of 1,587 feet, a chord bearing of North 87 degrees 37 minutes 49 seconds West, 83.51 feet, an arc distance of 83.52 feet to the Westerly line of the Southeast Quarter of the Northeast Quarter of said Section Ten (10); thence South 01 degree 03 minutes 00 seconds West along said Westerly line, 12.07 feet to the intersection with the Northwesterly line of that certain parcel of land as described in the Deed recorded in Book 117 of Deeds, page 607; thence along the boundary of said parcel as described in Deed recorded in Book 117 of Deeds, page 607, the following three courses: (1) South 49 degrees 50 minutes 30 seconds West, 180.64 feet; (2) Easterly along a curve to the left, having a radius of 1,837 feet, a chord bearing South 84 degrees 22 minutes 50 seconds East, 136.33 feet, an arc distance of 136.36 feet to said Westerly line of said Southeast Quarter of Section Ten (10); (3) North 01 degrees 03 minutes 00 seconds East along Westerly line, 49.86 feet to the point of Beginning; containing 0.59 acres, more or less; Subject to reservation by Atchison, Topeka and Santa Fe Railway Company, it's successors and assigns, of an Easement for an interstate and/or intrastate pipelines and other pipeline apparatus purposes (facilities), together with access rights for construction, maintenance, and repair of said facilities, to lie over, under, through, and across that portion of said described parcel being a strip of land 20 feet wide, 10 feet from and on each side of the centerline of said pipeline facilities, as they now exist; said Easement to become null and void should said facilities be abandoned and/or permanently removed;